

Town of Wenham Conservation Commission
Agenda for Tuesday October 9, 2007 ~ 7:30 PM
Senior Center, School Street

Commissioners Present: Patrick Wilson, Chair; Robert Burnett, Phil Colarusso; Ken Whittaker
(7:40 PM)

Not Present: Leo Maestranzi; Malcolm Reid

Also Present: Emilie Cademartori, Conservation Agent; Catherine Tinsley, Secretary

7:32 Mr. Wilson opened the meeting and identified that the Commission would attend to administrative business while waiting for a quorum.

Administrative Business

Minutes

September 24 – no action taken

Finances

Bills - legal invoice

Discussion Items

Boulder Lane Meeting Series

Ms Cademartori reported that currently Town Officials are holding ongoing discussions regarding the possible development of Boulder Lane with the City of Beverly, land owners, and potential developers. She went on to say that the BOS are holding public meetings to get input from residents.

The Agent was asked to attend the meetings and keep the CC updated.

Update on H-W youth soccer plans at Iron Rail Soccer

Ms. Cademartori stated that she had an informal conversation with Ted Batchelder regarding the installation of a French drain between the two soccer fields on the Iron Rail property. She said they would like to start this fall. An RDA will be submitted.

Mr. Whittaker arrived.

Continued Public Hearings

Notices of Intent

363 Grapevine Rd (DEP file #326-0298)

Peter Ogren, Hayes Engineering (the hired peer review for CC)

Henrik Sandell, applicant

Tom Manetta, Engineer (standing in for Marty Halloran)

Bill Manuell, Wetlands & Land Management, Inc., representative for applicant

Milt Hamilton, Cornerstone Contractors, Inc., applicant's contractor.

Ms Cademartori reviewed that this public hearing is for a subdivision access road, utility installation, drainage and grading.

Mr. Ogren identified that after reviewing three letters written by Marty Halloran, two outstanding issues remained; the Hydraulic Report did not consider the whole watershed (as some is off site), and that the culvert under drive/road is overwhelmed during storm events. He suggested that a larger culvert be installed under the driveway and or that the grade of the driveway be changed if possible.

A summary was provided to the Commissioners.

This summary is attached and a part of the minutes

A letter was presented to the Commissioners dated Sept 10, 2007 RE: Drainage Review including information regarding Groundcover, Water sheds, Existing pond, Proposed watersheds, Retention ponds, Forebay design and Order of conditions suggested.

The Abutters were recognized.

Laura Gibson, representative for the Gabrielli's noted her concern regarding the substantial amount of water at the end of their driveway.

Mr. and Mrs. Sandell were present but had no comment.

Mr. Manetta, the interim engineer who worked with Marty addressed the Committee saying that he has not seen the Drainage Review but said he was notified that it would be discussed at the meeting. He addressed the culvert change under the driveway to increase the current 6" pipe is ok with the applicant and the potential adverse impact from proposed change stating that present conditions are not being made worse but needs to be looked at for a subdivision, adding that the two, five year storm results should be looked at upstream.

It was recommend to proceed to incorporate the two conditions discussed in the order of conditions.

Mr. Whitaker made a motion to draft the OOC for the next hearing to be subject to approval for review by the CC. Seconded.

Voting in favor: Patrick Wilson, Chair; Robert Burnett, Phil Colarusso; Ken Whittaker

Opposed: None

MOTION CARRIED

ANRAD (DEP file # 326-0302)

Abbreviated Notice of Resource Area Delineation (DEP file #326-0302)

#75 & 79 Arbor St ROSC Subdivision

Applicant Peter Gourdeau, 75 Arbor Street, LLC

Mr. Colarusso recused himself as an abutter of 75 Arbor Street

Peter Gourdeau was present

It was identified that the CC received three proposals to perform a Vernal Pool study at 75 Arbor Street.

The CC reviewed the State guidelines for a vernal pool, noting that it states a vernal pool can only be determined conclusively in the spring but that an analysis can be done in the fall as a dry method to determine a positive finding.

The CC stated that the applicant can go forward with a study now but if it comes back with no vernal pool indicators according to the state guidelines, the CC can not sign off and a spring analysis must be done.

Discussion followed regarding the state guidelines for an absolute base line determination and that if there is a dry spring the CC will not accept the report.

The CC responded that they will accept the analysis in accordance with State guidelines and agreed to make their decision on a single year's data.

The CC will prepare to make a decision regarding a consultant if Mr. Gourdeau chooses to proceed with the analysis if after consulting his engineers.

Mr. Wilson stated that the CC can not take a vote until an open hearing and that all voting commissioners are present to be quorum.

Mr. Whittaker made a motion to continue this hearing. Seconded.

Voting in favor: Patrick Wilson, Chair; Robert Burnett, Ken Whittaker

Opposed: None

MOTION CARRIED

Horse Hill lane (DEP file# 326-0301) CONTINUED

Horse Hill Lane road improvement, driveway, house & septic
Applicant Peter Proulx

15 Juniper St (Diane Pizzo) - Schedule site visit

The CC discussed a site visit for 15 Juniper Street. After reviewing the history of the property, it was decided that a site visit will be scheduled for Friday and photos will be taken and discussed at the next meeting. The Police will be notified of the visit.

Ms. Cademartori noted that the BOH members did not receive the letter regarding this property; the BOH agent is not pursuing the matter.

Revision to local regulations

Ms. Cademartori said that the CC needs to review and revise the local regulations. After a brief discussion it was decided that Tom Harrington will be asked for a proposal to review the local regulations relative to the updated bylaw.

Ms. Cademartori reviewed the Conservation fund ledger totaling \$29,986.00 including the project find, wetland file fees, and conservation gift account.

The CC discussed a request by HWS to participate in the cost of an environmental program.

A lengthy discussion followed. It was noted that in previous years the CC has denied this request. It was the consensus of the CC to wait for a full Commission to be in session. No action was taken.

Letter from the Army Corps to the Salem Beverly Water Board was reviewed by the Commissioners.

The agent will do a final site visit on 83 Pleasant Street

Outstanding list of permits - Ms. Cademartori reported that a number of permits are open, leaving many Certificate of Compliances never issued.

The Agent was asked to itemize this list.

9:18pm –Mr. Whittaker made a motion to adjourn and it was unanimous to do so.